



December 2, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Frank Robertson
Urban Land Acquisition, Inc.
4512 Montrose
Houston, Texas 77006

RE: VAR-5288 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to SUP-5287, WVR-5289 and SDR-5286

Dear Mr. Robertson:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. Approval of an conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Ydorena Yturralde".

Ydorena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

Mr. Frank Robertson
Larry S. Davis & Associates
4512 Montrose
Houston, Texas 77006

EOT-18797
02-07-07 CC